

Arnel Management's Vendor Insurance Requirements

Contractors shall, at its sole cost and expense, maintain insurance coverage under policies of commercial general liability, professional liability (if applicable), automobile liability, workers' compensation and employer's liability. Insurance carriers must have at least a "Best's Rating" of "A-" and a "Financial Size Category" of "VI" or better, and shall otherwise be acceptable to Contractor.

FOR ALL COVERAGES, a copy of specific additional insured endorsement and waiver of subrogation endorsement must be attached and noted on Certificate of Insurance. The following coverage, terms and limits are minimum requirements, and must be in place during the performance of any work:

Commercial General Liability:

Occurrence Form: Commercial General Liability including Personal Injury, Products Liability, Completed Operations, Blanket Contractual and Broad Form Property Damage Coverage, Owners and Contractors Protective. Should provide primary (and not contributing) coverage, containing cross-liability and severability of interest clauses. This Commercial General Liability insurance will name Owner(s) and Manager as Certificate Holder and Additional Insured and will contain a waiver by the insurer of all rights of legal and conventional subrogation against Owner(s) and Manager.

- \$1,000,000 per occurrence/ \$2,000,000 aggregate – Aggregate Limit applies per location
- Thirty days notice of cancellation, non-renewal, modification/ reduction in coverage by certified mail.
- A deductible or self insured retention of not more than \$25,000;

Professional Liability/Errors and Omissions (if applicable):

- \$1,000,000 per claim/ aggregate
- Thirty (30) days' notice of cancellation by certified mail.

Automobile Liability:

- \$1,000,000 combined single limit
- Bodily injury, property damage, and uninsured motorist;
- Comprehensive Form including Owned, non-owned and hired vehicles; providing primary (and not contributing) coverage, containing cross-liability and severability of interest clauses
- Thirty (30) days' notice of cancellation by certified mail.

Workers' Compensation/Employer's Liability:

Insurance must contain a waiver by the insurer of all rights of legal and conventional subrogation against Owner(s) and Manager.

- Bodily Injury limits as required by statute;
- Employer's Liability;
Bodily injury by accident - \$1,000,000 each accident
Bodily injury by disease -\$1,000,000 each employee
Bodily injury by disease - \$1,000,000 policy limit
- Waiver of subrogation
- Thirty (30) days' notice of cancellation by certified mail.

Additional Insured

A single certificate and endorsement can reflect all locations if service is being provided for various properties. Please send to Arnel Management Company at 949 S. Coast Drive, Suite 600, Costa Mesa, CA 92626